

# Manchester

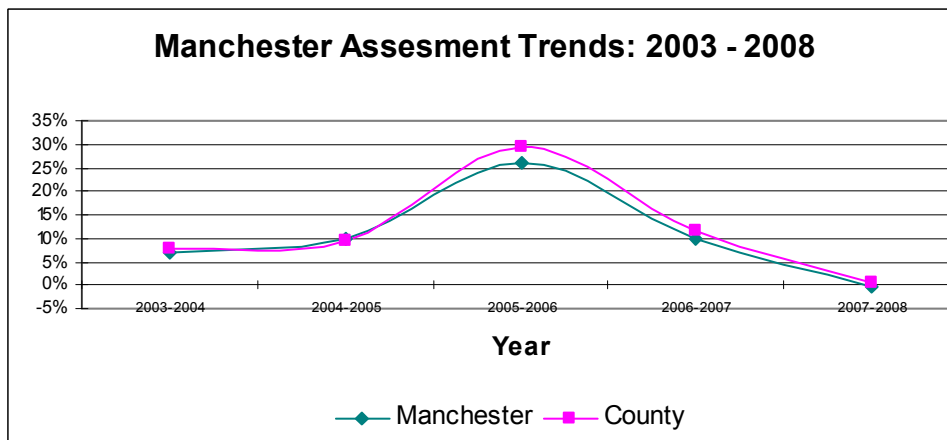


## POPULATION

The Manchester community has experienced a population growth rate of 0.3 percent over the past seven years. Approximately 12,600 people reside in the Manchester community and it is expected that the population will grow at a 0.2 percent growth rate, adding approximately 150 people by 2015.

## HOUSING: SINGLE FAMILY & MULTI-FAMILY

The Manchester community has approximately 3,455 single-family homes. The owner occupancy rate is 85 percent. The turnover rate for 2008 was 3.0 percent. The median age for a home is 29 years while the countywide median age is 22 years and the median house size is 1,621 square feet. The average assessment of a home in the Manchester community for 2008 was \$190,189, a 0.21 percent decrease since 2007. Based on valid sales, no new homes were built and then sold in 2008. There are 1,613 multi-family units, 64 duplexes and 57 mobile homes (located in mobile home parks) in the Manchester community.



# Manchester

## Manchester Features

- 1 Bon Air Post Office
- 2 Boulders Office Park
- 3 Chesterfield Village Apartments
- 4 Cloverleaf Mall
- 5 Davis Elementary School
- 6 Bon Air Fire Station And Forest View Rescue Squad
- 7 Gateway Office Park
- 8 Midlothian Police Station
- 9 Providence Middle School
- 10 Scottingham/Whitestone Subdivisions
- 11 Surreywood Subdivision
- 12 Virginia State Police Facility
- 13 YMCA

— Major Roads  
— Streets  
■ Parcels

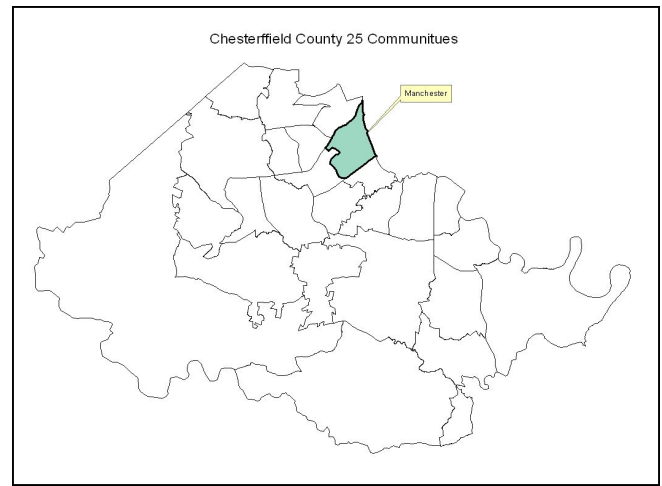
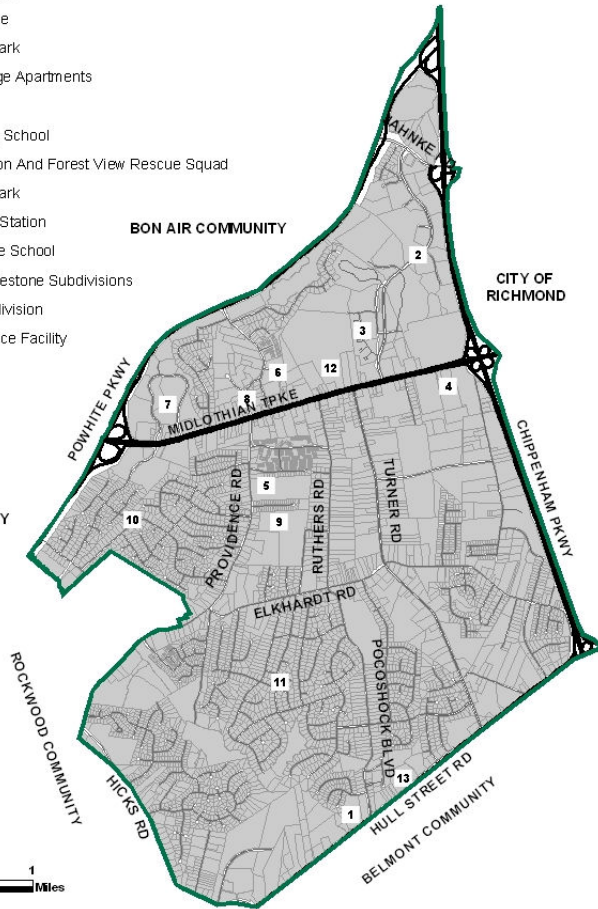
REAMS  
COMMUNITY

BON AIR COMMUNITY

CITY OF  
RICHMOND



0 0.5 1  
Miles



U. S. Post Office—Bon Air Location

## CIVIC LIFE

### National Night Out

Out of the 128 National Night Out celebrations held in the county, nine occurred in the Manchester community.

### Public School Enrollment

There are 2,043 students enrolled in Chesterfield County Schools in the Manchester community.

### County Parks

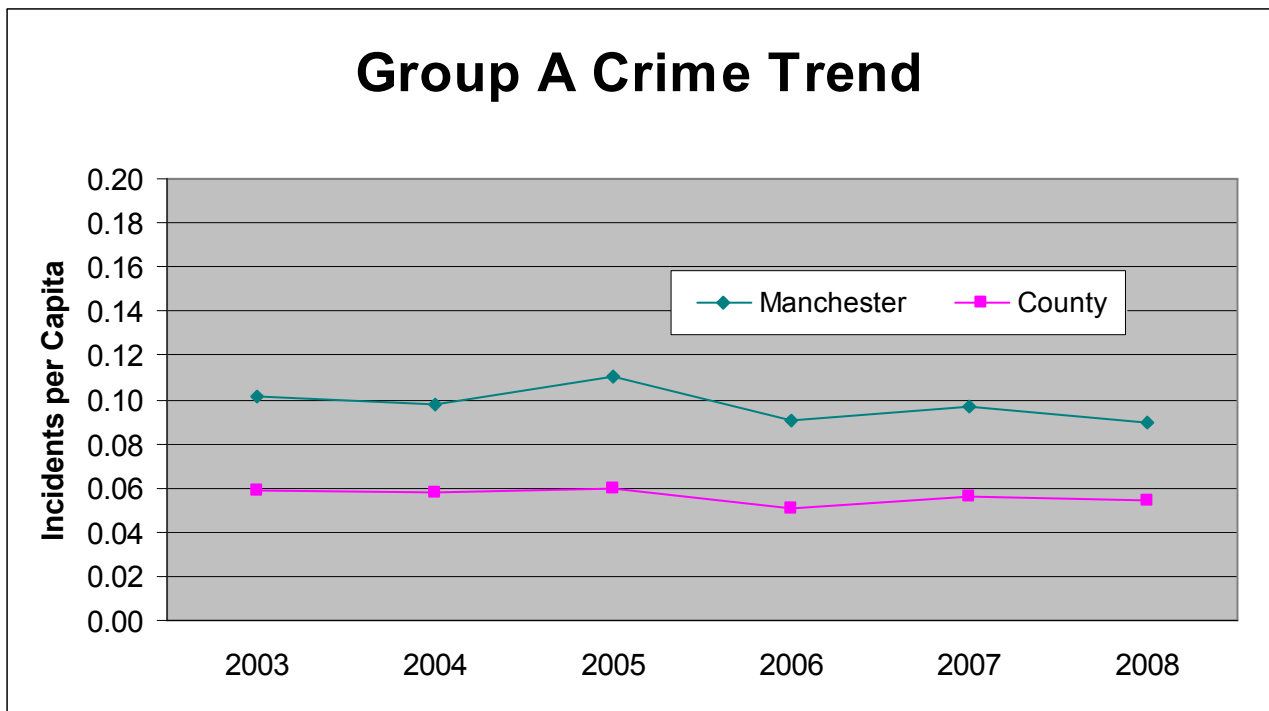
Two county parks, the Davis and Providence Athletic Complexes, are located in the Manchester community.

## PUBLIC SAFETY

The Manchester community has a higher than average emergency call rate for police, fire and EMS services. The traffic crash rate is also higher than the county. Group A crimes in the Manchester community occur at a higher rate than the countywide average. The majority of these occurrences are in residential areas.

Indicator (per capita)	Manchester	Countywide
Police Calls for Service	0.70	0.42
Fire Calls for Service	0.03	0.02
EMS Calls for Service	0.13	0.08
Traffic Crashes	0.04	0.02

2008 Group A Crime Incidents			
Manchester Community			Countywide
Incidents per Capita	% Occurring in Residential Areas	% Occurring in Commercial Areas	Incidents per Capita
0.09	51%	49%	0.05





**SeniorNavigator Center**

One SeniorNavigator Center is located in the Manchester community.

**Business Licenses**

Chesterfield County issued 18,275 business licenses in 2008. The 1,008 business licenses of the Manchester community makes up six percent of the total business licenses in Chesterfield County.

2008 Manchester Business Licenses	
Non Home Based	452
Home Based	556
Total Number of Business Licenses	1,008

**Building Permits**

In 2008, there were a total of 2,064 building permits issued for major renovations countywide accounting for an estimated value of \$30,707,252. The Manchester community represented three percent of the number of permits and two percent of the estimated value of these renovations.

2008 Building Permits for Single-Family Renovations		
	Manchester	% of County Total
Total Permits	57	3%
Estimated Value	\$541,216	2%